

INIGO



Greenwood Road

LONDON E8

SOLD

This exceptional two-bedroom apartment occupies the top floors of a converted Victorian townhouse in London Fields. Beautifully renovated in recent years, an interior palette of reclaimed pine, rosa marble and Belgium blue limestone is paired with shades of gentle green, dusty pink and deep purple. Sash windows in every room frame views of mature, leafy trees. London Fields and its famous Lido are a few minutes' walk away, while the cafés, restaurants and bars of Wilton Way, Broadway Market and Dalston Lane are all close by.

Setting the Scene

Hackney has been known as such since the 13th century, when it was spelt as Hackenaye/Hacquenye. At this time, the area surrounding Greenwood Road, known as 'London Field' was recorded as common pasture. In comparison with London Fields Park that exists today, the area for grazing was much larger and the boundaries and path patterns of the original pastures can still be traced today in the distinctive grid formation of the roads that radiate from the park.

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The area is also known for its handsome stock of 18th, 19th and early 20th-century architecture. The rows of Victorian terraces along Greenwood Road – including that which this apartment sits within – are a part of the Graham Road and Mapledene conservation area and represent a wonderful example of late urban development in the vicinity. Aptly named, a series of mature trees with billowing canopies punctuate the peaceful street.

The Grand Tour

The apartment lies on the first and second floors of a Victorian terrace with a smart façade of London stock brick and stucco detailing. A four-panelled front door opens to a communal hallway where the private entrance to this apartment lies. A staircase with painted treads and a sweeping wooden handrail rises to the first-floor landing.

Opening from the landing, at the front of the plan, is an open-plan kitchen/living/dining room. Pale redwood pine floorboards run underfoot, and walls are washed in delicate ‘Old White’ by Farrow & Ball. On one side of the room is a bespoke kitchen by Huxtable Joinery composed of olive-green cabinetry with Belgium blue limestone worktops and brass DeVol fixtures. There is a four-ring induction hob, an integrated oven and microwave oven, a fridge/freezer and a dishwasher; all appliances are by Smeg. Floating shelves span over the counters, providing additional storage for dry ingredients, pots and pans.

Light pours through a pair of two-over-two sash windows, glowing green as it filters through the leaves of mature beech trees outside. In front of the windows lies plenty of space for a dining table and chairs as well as a comfy living area. A limestone fireplace surround provides a focal point for the room.

From the landing, the staircase winds past another sash window to the second floor, where there are two double bedrooms. The primary is at the front of the plan, tucked in the eaves and selected in ‘Almond’ by Farrow & Ball and ‘Fallen Plum’ cupboards by Atelier Ellis. There is a sash window fitted in a dormer as well as a bank of built-in wardrobes that provide excellent storage.

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The second bedroom is next door. There is an original fireplace here, with a surround finished in striking black, complemented by 'Dusty Pink' walls by Farrow & Ball. An alcove is fitted with scallop-edged shelves – ideal for keeping books and toys, or a vase of cut flowers.

There is a large bathroom on the first floor, with darkly stained floorboards and a contemporary, free-standing bathtub from Lusso Stone. There is a separate walk-in shower lined with neat, vertically laid tiles and a recessed rosa marble shelf. Opposite there is a wide Burlington washstand. A row of tall, built-in cupboards are ideal for storing linen.

There is also a generous attic, which provides further storage.

Out and About

The apartment is located in central Hackney, just to the east of the popular London Fields and bustling Mare Street, and north of the activity of Dalston. It is brilliantly close to the green spaces of Victoria Park and the Regent's Canal path.

There are many fantastic cafés and restaurants locally. Just a few minutes away are The Spurstowe (one of London's best-loved pubs), Wilton Way Deli & Wines, Violet bakery and Binch. Also close at hand are Pophams and Lardo on Richmond Road, Little Duck The Picklery and Angelina on Dalston Lane, Elliot's on Mare Street. There is an overwhelming sense of community in the area, with weekly markets at Victoria Park and Well Street, as well as on Broadway Market, which has a reputation for some excellent places to eat and drink. E5 Bakehouse, on the edge of London Fields, is excellent for freshly baked artisan bread and grains.

Kingsland Road is a short walk away with all that Dalston has to offer, including Brilliant Corners, Bar Lotus and The Dusty Knuckle. The Prince George and The Dove are among local favourite pubs.

The apartment is also within the catchment area for Gayhurst School.

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Dalston Junction and Kingsland stations are both a short walk away, providing transport links on the east/west and south-bound branches of the London Overground. Nearby Hackney Downs station provides links to Liverpool Street in less than 10 minutes. Buses run regularly to London Bridge and the City from nearby Kingsland Road.

Tenure: Share of Freehold

Lease Length: Approx. 86 years remaining

Service Charge: Approx. £815 per annum

Ground Rent: Approx. £55 per annum

Council Tax Band: D

INIGO



About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.